



BAILLIESWELLS WOOD

BIELDSIDE, ABERDEEN, AB15 9BQ

A block of maturing woodland in Bielside.

Cults 1.5 miles ■ Aberdeen 7 miles ■ Stonehaven 15 miles

- Around 5.79 acres of mixed coniferous
- Easily accessible and commutable
- Desirable location on the outskirts of Aberdeen

FOR SALE AS A WHOLE

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

SITUATION

Baillieswells Wood is located in Bielside, 1.5 miles west of Cults and 7 miles west of Aberdeen, in the county of Aberdeenshire.

VIEWING

Strictly by appointment with the sole selling agents - Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com.

DIRECTIONS

From Cults head west along North Deeside Road. At Bielside take the right onto Baillieswells Road, after 0.7 miles Baillieswells Wood is located on the right hand side.

DESCRIPTION

Baillieswells Wood comprises of mixed conifers being predominantly Hybrid Larch, Lodgepole Pine and Grand Firs totalling 5.79 acres (2.34 hectares). The woodland was planted in 1965. The land benefits from extensive road frontage providing easy access for thinning or timber clearing. Alternatively, this woodland offers any purchaser a quiet and peaceful space to enjoy the nature and wildlife around and to utilise as amenity land.

SERVICES

A small power line runs through the southern part of the woodland. We understand there to be no electricity or water on the land.

METHOD OF SALE

Baillieswells Wood is offered for sale as a whole.

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

POST CODE

AB15 9BQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///baffle.fatigued.cools

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

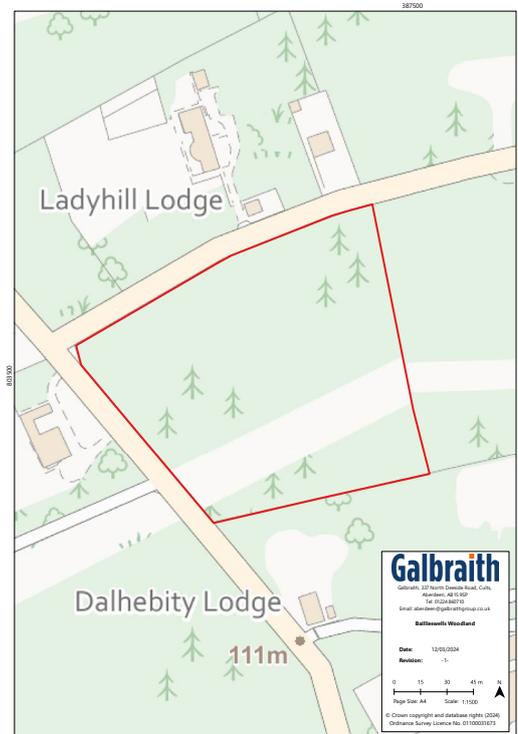
Failure to provide required identification may result in an offer not being considered.

PLANNING

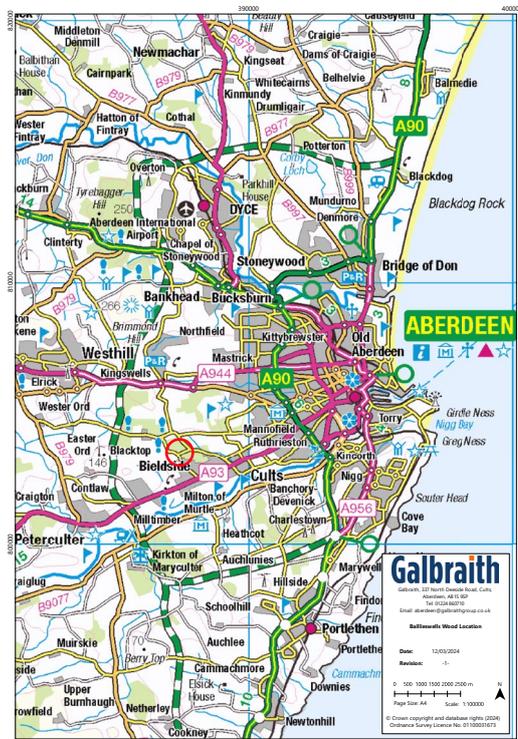
We do not foresee any Residential or Commercial development opportunities within the woodland. No planning has ever been applied for by the present owner.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.



Map Reference: Baillieswells Woodland, AA, Rev 1_20240312



Map Reference: Baillieswells Wood Location, AA, Rev 1_20240312

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in March 2023 not by Galbraith and view images were taken prior to this.

